



June 15, 1998

Robert Crossno  
Crossno Engineering  
3409 Calle Del Monte NE  
Albuquerque, New Mexico 87106

**RE: PARADISE HILLS GOLF COURSE (B-12/D8). GRADING AND DRAINAGE  
PLAN FOR BUILDING PERMIT, ENGINEER STAMP DATED 6/8/98.**


Dear Mr. Crossno,

Based on the information provided on your June 9, 1998 submittal, the above referenced site is approved for building permit release

Please be advised that any further development on the Golf Course property will result in a full blown Grading and Drainage plan per the DPM checklist.

If I can be of further assistance, please feel free to contact me at 924-3330.

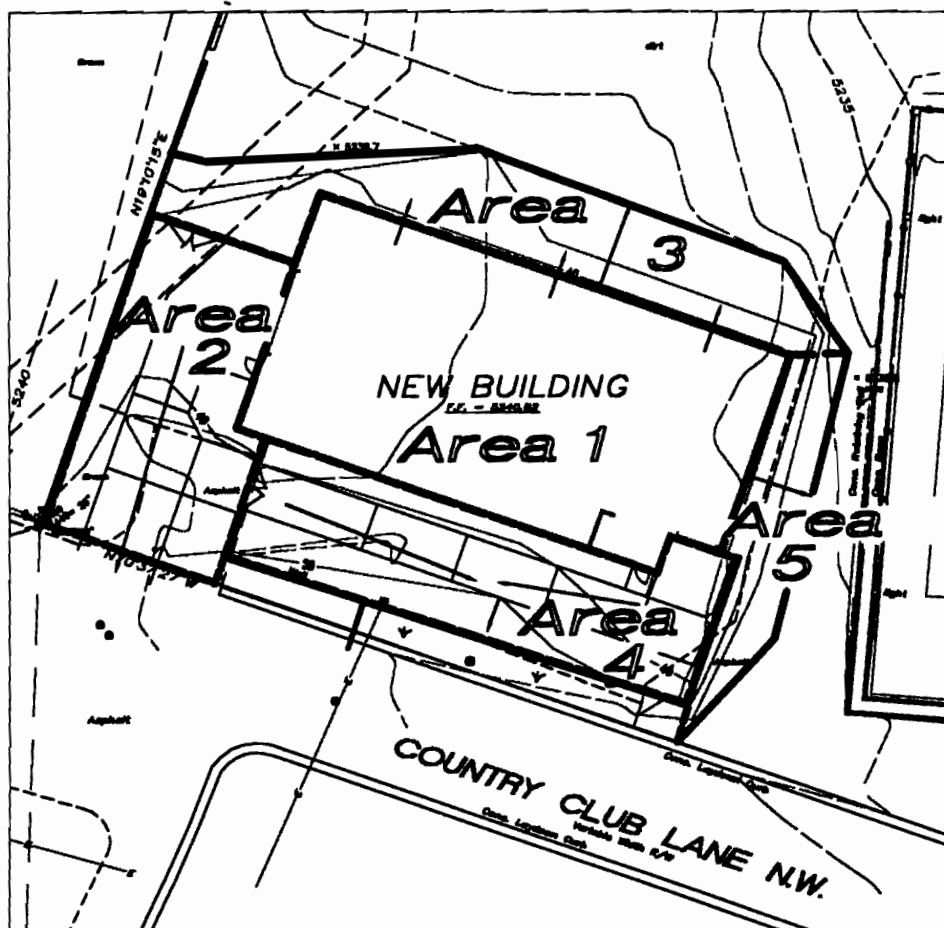
C: File

Sincerely,  
  
Andrew Garcia  
Drainage Inspector

---

Good for You, Albuquerque!





## Drainage for New Golf Cart Storage Building Paradise Hills Golf Course

The Golf Course Storage Building is located in Precipitation Zone 1 and shown on Zone Atlas page B-12-Z.

The new construction can be divided into five watershed areas as shown above.

<u>Area</u>	<u>Treatment</u>	<u>Drains to-</u>
1 - 5314 sf	D	North
2 - 2256 sf	D	South
3 - 2311 sf	C	North
4 - 2274 sf	D	South
5 - 865 sf	C	North

For the 100 year, 6 hour design storm:

Areas 1, 3 and 5 drain to the north to undeveloped land. Their excess precipitation is 1134 cubic feet with a peak discharge of 0.742 cfs.

Areas 2 and 4 drain to the south onto Country Club Lane. Their excess precipitation is 744 cubic feet with a peak discharge of 0.454 cfs.

Prior to construction, the area was Treatment A. There was 8622 sf draining to the north with an excess precipitation of 316 cubic feet and a peak discharge of 0.255 cfs. There was 4398 sf draining to the south with an excess precipitation of 161 cubic feet and a peak discharge of 0.130 cfs.

# TRACT C PARADISE HILLS GOLF COURSE

Filed- October 2, 1987 Volume C34, folio 170

## TRACT A LANDS OF HORIZON CORP.

Filed- December 10, 1986 Volume C32, folio 72

## TRACT B 1.8031 Ac.

### LEGAL DESCRIPTION

Tract B, Paradise Hills Golf Course as the same is shown and designated on the plat entitled "PLAT OF PARADISE HILLS GOLF COURSE, TRACTS A, B, AND C, TOWN OF ALAMEDA GRANT, ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 2, 1987 in Volume C34, folio 170.

### GENERAL NOTES

- Bearings are grid and based upon the New Mexico State Plane Coordinate System, Central Zone, (NAD27), and related to grid at the Albuquerque Control Survey Monument "3-B12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record or deed information, where it differs from that found in the field, is shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 5823", "HUGG L.S. 9750" OR "HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners found in place and held were tagged with a brass disc stamped "HUGG L.S. 5823", "HUGG L.S. 9750" or "HUGG L.S. 11808".
- Contour interval = one (1') foot.
- Vertical datum is based upon the Albuquerque Control Survey Monument "3-B12" having an elevation of "5277.26 feet (SLD 1929)".
- Recorded or unrecorded easements other than those which appear on said plat of record and are shown hereon are not covered by this survey.
- Documents used in the preparation of this survey:
  - Subdivision plat of Paradise Hills Golf Course filed in the office of the County Clerk of Bernalillo County, New Mexico on October 2, 1987 in Volume C34, folio 170.

LEGEND	
■	POWER POLE
○	LIGHT
●	WATER VALVE
□	CONCRETE AREA
△	PLANTED AREA
▤	CONCRETE CURB & GUTTER
⊕	FIRE HYDRANT
⊞	UTILITY PEDESTAL
⊞	TRAFFIC CONTROL BOX
⊞	SPRINKLER CONTROL BOX
⊞	SPRINKLER VALVE
⊞	WATER METER
⊞	DIRT AREA
⊞	TRANSFORMER
⊞	CABLE TV SPOT
⊞	CABLE TV PEDESTAL
⊞	SANITARY SEWER MANHOLE
⊞	WHEELCHAIR RAMP
⊞	CHAIN LINK FENCE
⊞	OVERHEAD ELECTRIC LINE
⊞	ELECTRIC METER
⊞	TREE
⊞	NEW ELEVATION
⊞	EXISTING ELEVATION
⊞	MATCH EXISTING
⊞	FLOW LINE

## CURTIS TOWNHOUSE ADDITION

Filed- Feb. 26, 1982  
C19-88

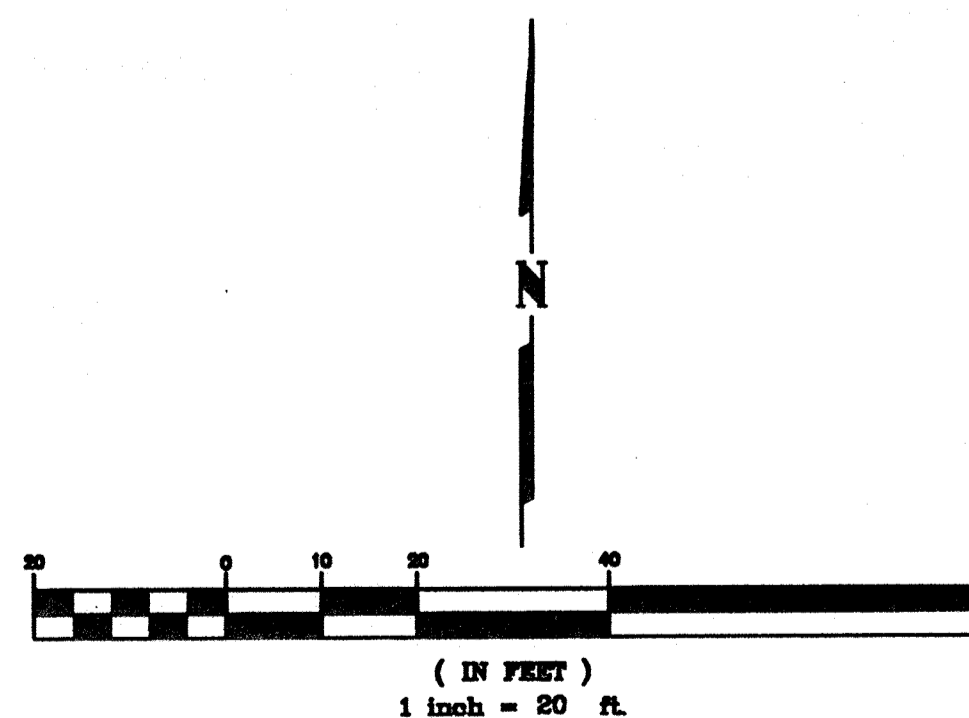
## PLAT OF TRACT C-1-A THRU C-1-D PARADISE HILLS DEVELOPMENT AREA

Filed January 23, 1979 C14-88

## GRADING PLAN



New grades and elevations, only.



## PARADISE HILLS GOLF COURSE



KOINONIA ARCHITECTS

1012 EUBANK, N.E. ALBUQUERQUE, NEW MEXICO 87112  
(505) 293-4134 FAX (505) 293-4897

## SITE LOCATION MAP

